



NEIGHBORHOOD GROUP NOTICES

A zoning change is requested for the property shown on the attached map. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment.

You may:

1. Attend the public hearing to present your views and opinions or just merely to observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Approval or denial of the proposed zoning change by the Zoning Commission is only a recommendation to the City Council. City Council makes the final determination on the outcome of a zoning change.

If you want to comment on this case, please return the form below with any additional written commentary. Letters can be submitted via mail or email as described below. Please submit your response by the Monday before the hearing by 5:00 pm. All letters should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov

Mail: Chair of the Zoning Commission
c/o Development Services, City Hall
100 Fort Worth Trail, Fort Worth, TX 76102

To register to speak at the Zoning Commission hearing, please visit fortworthtexas.gov/calendar and select the Zoning Commission meeting date. The deadline for speaker registration is 5:00 p.m. the day before the hearing.

To register to speak at the City Council hearing, please visit fortworthtexas.gov or contact the City Secretary's Office at 817-392-6150.

PUBLIC HEARING DATES	
Zoning Commission	
City Council	
Location: 100 Fort Worth Trail; Council Chambers	
LOCATION MAP	

Case Number:		
Applicant:	Site Address:	Council District:
Current Zoning:	Proposed Zoning:	Proposed Use:

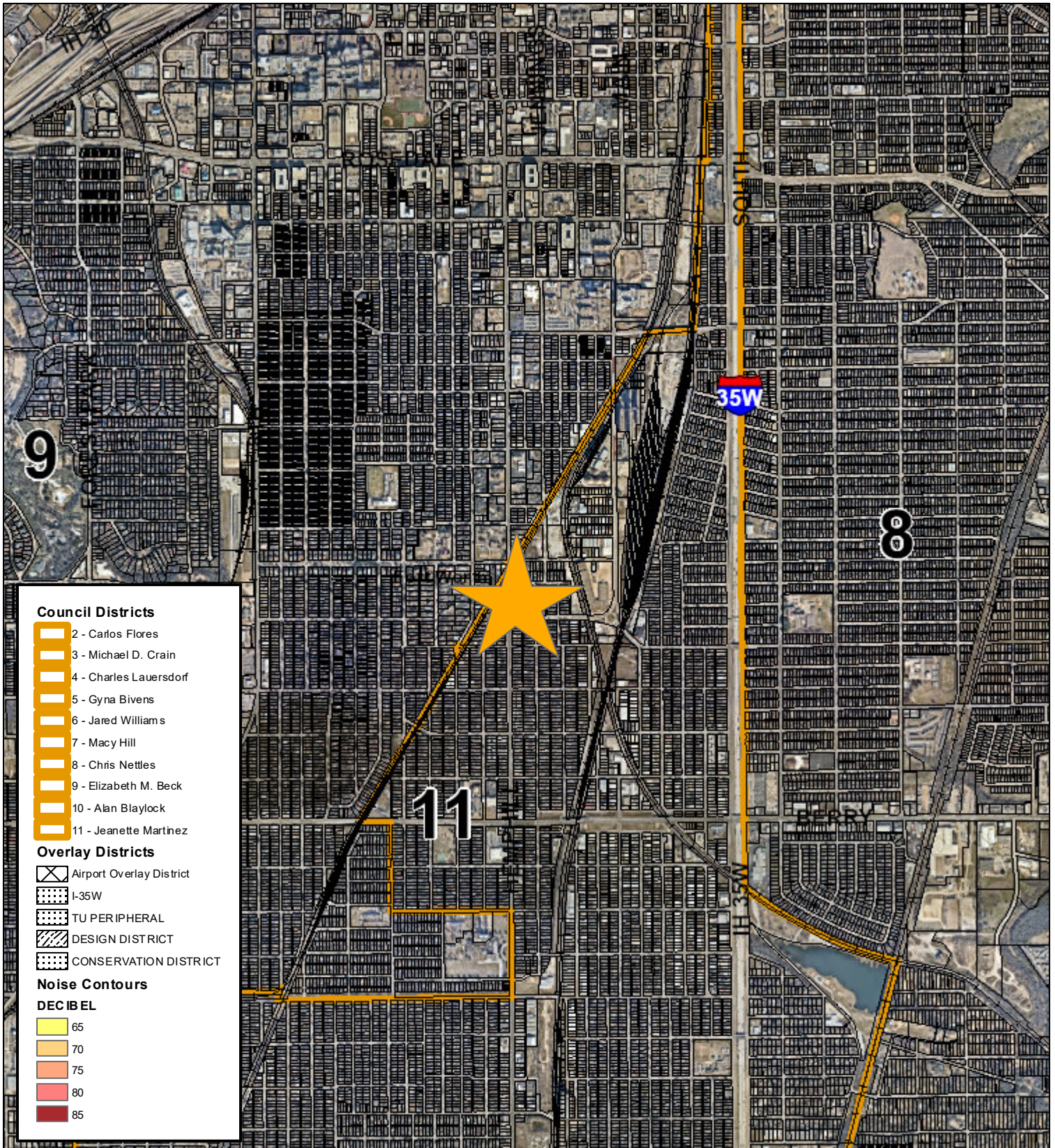
Please complete the section below for your organization, or send a separate letter to the email or mailing address listed above.

Organization Name:	Oppose	Support
Signature of Representative:	Printed Name of Representative:	

Aerial Photo Map



Area Map



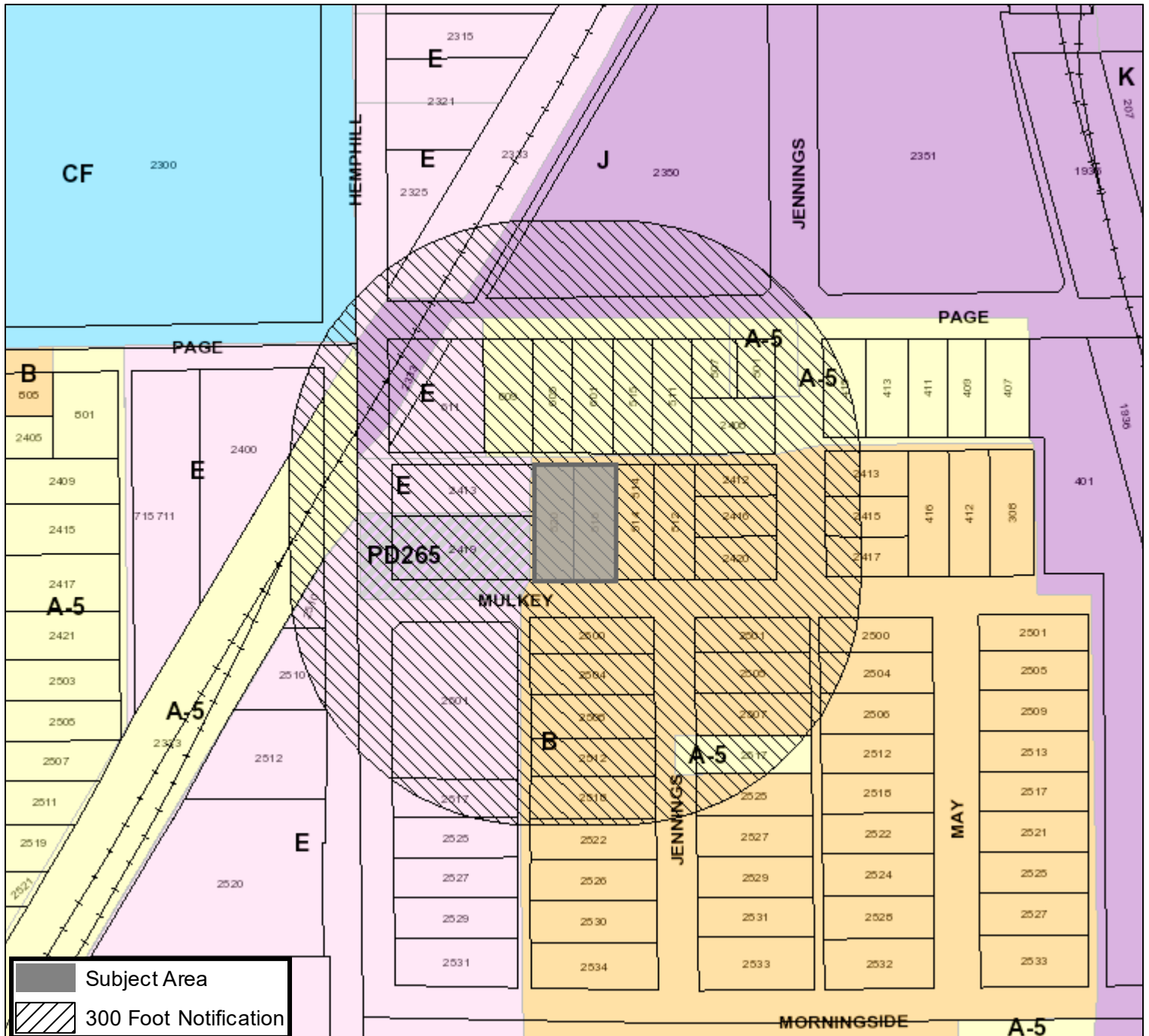
0 1,000 2,000 4,000 Feet



ZC-25-139

Area Zoning Map

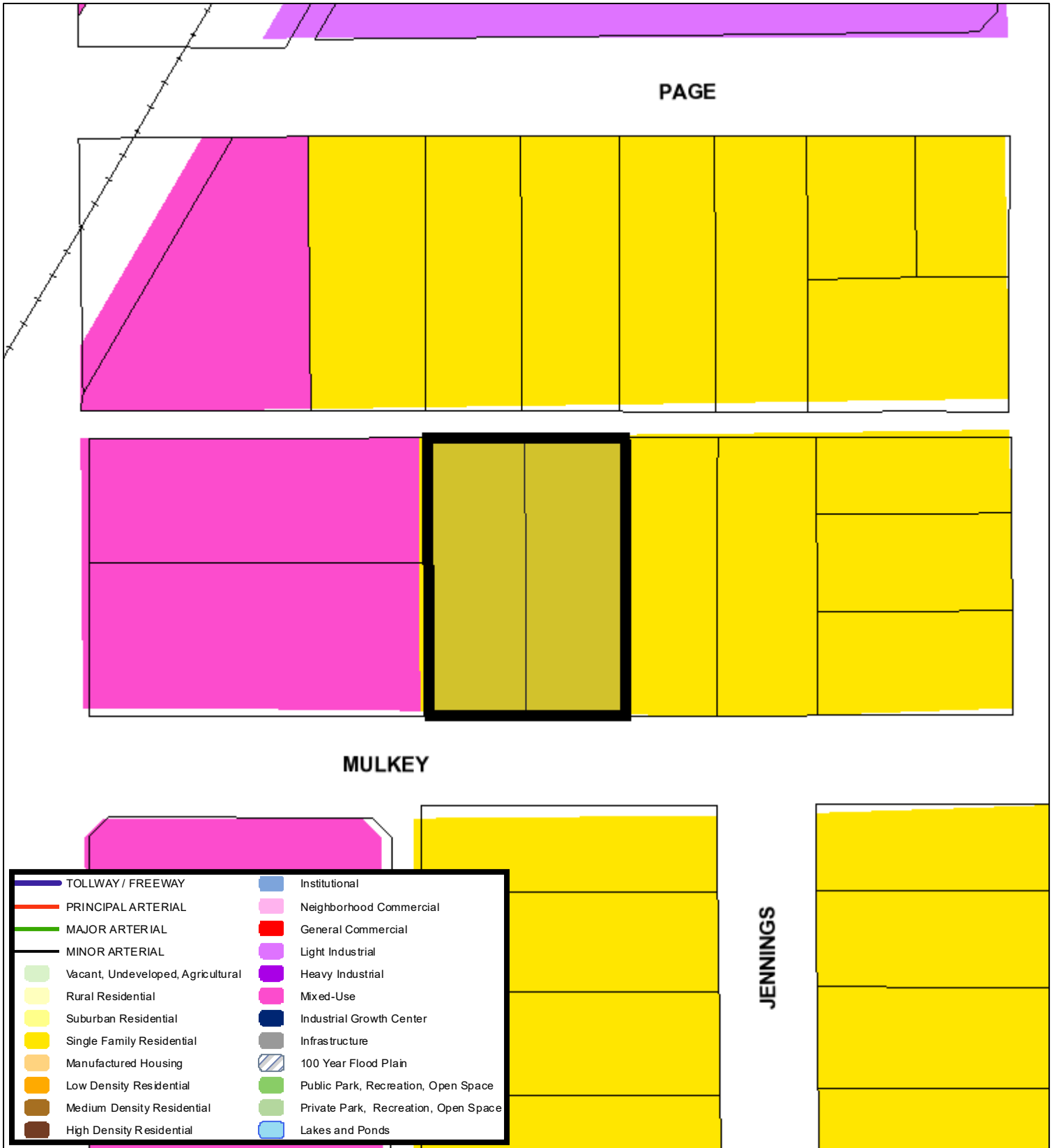
Applicant: Leticia Garcia by Kayla DeAnda
Address: 516 & 520 W. Mulkey Street
Zoning From: B
Zoning To: Add Conditional Use Permit for auxiliary parking lot
Acres: 0.32
Mapsc0: Text
Sector/District: Southside
Commission Date: 10/8/2025
Contact: 817-392-8043



0 87.5 175 350 Feet

Created: 9/24/2025 4:26:41 PM

Future Land Use



70 35 0 70 Feet

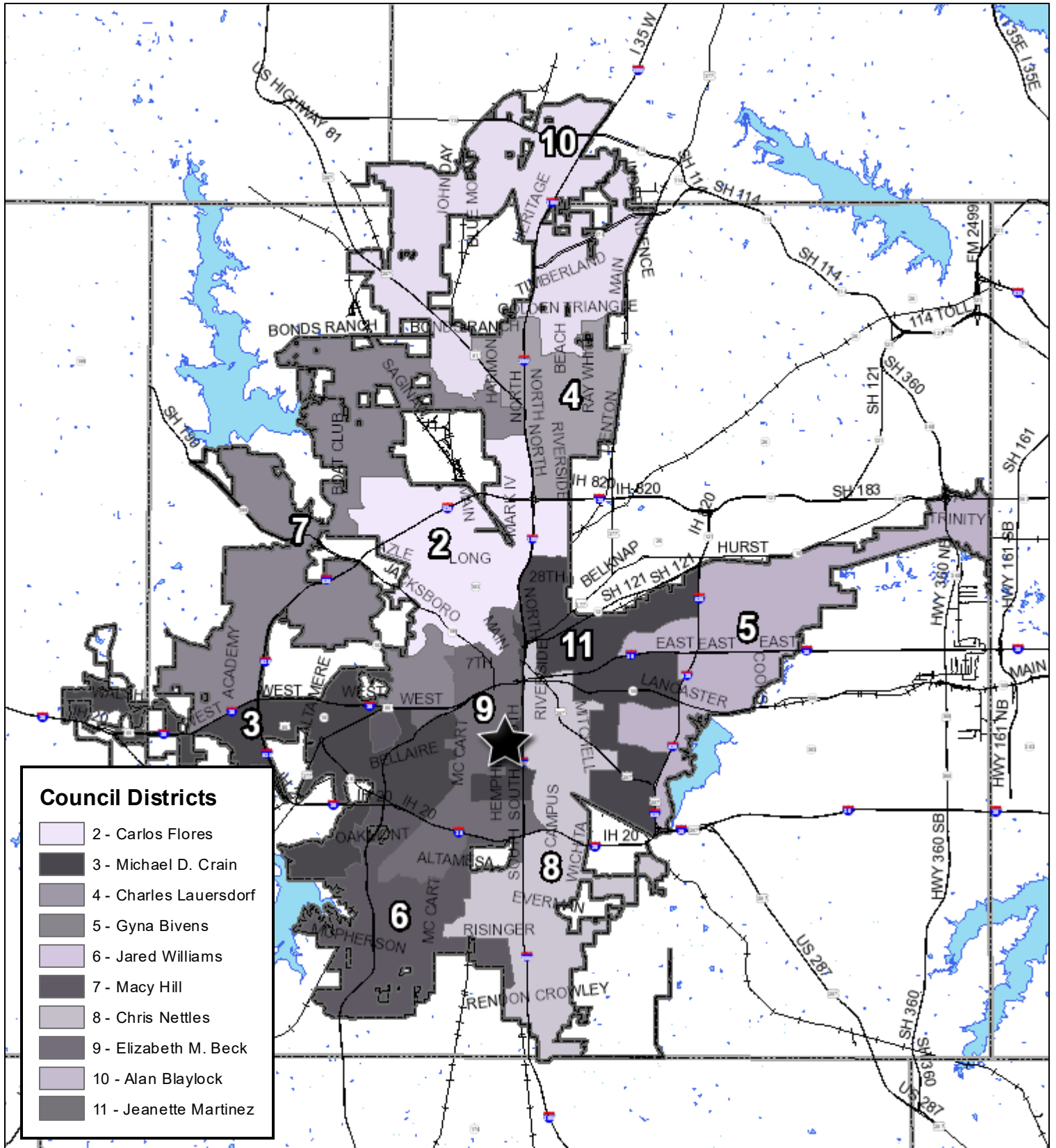
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZC-25-139

Location Map



0 2.5 5 10 Miles



ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Kayla DeAnda / Leticia Garcia

Mailing Address 2113 Ross Ave City, State, Zip Fort Worth, TX, 76110

Phone 817-789-7470 Email kdeanda23@gmail.com

APPLICANT Kayla DeAnda

Mailing Address 2113 Ross Ave City, State, Zip _____

Phone 817-789-7470 Email kdeanda23@gmail.com

AGENT / OTHER CONTACT _____

Mailing Address _____ City, State, Zip _____

Phone _____ Email _____

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 520 W Mulkey St / 516 W Mulkey St, Fort Worth, TX, 76110

Total Rezoning Acreage: 0.322 ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☒ **YES - PLATTED**

520 W Mulkey: Hemphill Heights addition, Block 3, Lot 14

☒ Subdivision, Block, and Lot (list all): 516 W Mulkey: Hemphill Heights addition, Block 3, Lot 13

Is rezoning proposed for the entire platted area? ☒ Yes ☐ No Total Platted Area: 0.322 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☐ **NO - NOT PLATTED**

A Registered Texas Surveyor's certified metes and bounds legal description is required. The boundary description shall bear the surveyor's name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
<input type="checkbox"/> Rezoning from one standard zoning district to another <input type="checkbox"/> Rezoning to Planned Development (PD) District <input checked="" type="checkbox"/> Adding a Conditional Use Permit (CUP) Overlay <input type="checkbox"/> Modifying development standards, waivers, and/or land uses for an existing PD or CUP	<input type="checkbox"/> Submitting a required site plan for an existing PD <i>(no change to development standards or waivers)</i> <input type="checkbox"/> Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): B Proposed Zoning District(s): CUP
 Current Use of Property: Empty land
 Proposed Use of Property: Parking lot

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

☐ Site Plan Included (completed site plan is attached to this application)

☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)

☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: B Zone

Additional Use Proposed with CUP: CUP Zone for parking lot

Are Development Standards or Waivers being requested? ☐ Yes ☒ No If yes, please list below:

☒ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

We are requesting a zoning change for properties located at 520 W Mulkey St and 516 W Mulkey St from Zone B to ~~zone B~~^{CUP} to allow for the development of a dedicated parking lot. This parking lot will support a planned event center at our nearby commercial property located at 2413 Hemphill St. Since zone B does not permit standalone commercial parking, this rezoning is necessary to enable the full functionality of the event center and ensure adequate off-street parking for guests.

The planned use is compatible with surrounding land uses, including a gas station and Lisa's Chicken located directly in front of the property. Additionally, we own both adjacent lots. This gives us full control over the immediate area and ensures the parking lot will be professionally maintained and thoughtfully integrated. The rezoning request aligns with the city's comprehensive plan by promoting organized commercial growth and reducing traffic impact on nearby residential streets.

ADDITIONAL QUESTIONS

1. Is this property part of a current Code Compliance case? ☐ Yes ☒ No If yes, please explain:

2. Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities? ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. Have you contacted the relevant Council Member to discuss your proposal? ☒ Yes ☒ No [Click to find your Council District.](#)

4. Have you contacted nearby neighborhood organizations and property owners to discuss your proposal? ☒ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☒ No

If yes, please explain in which language you need translation/ Si así lo quiere, explique en qué idioma: _____

6. The following items are required with your application. Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - ☐ Site Plan meeting requirements of attached checklist (pages 7-8)
 - ☐ A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property):

Owner's Name (Printed):

Kayla De Anda, Leticia Garcia

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Kayla De Anda ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

Hemphill Additional Heights Block 3 Lot 14 & 13 (CERTIFIED LEGAL DESCRIPTION)

Owner's Signature (of the above referenced property)

Leticia Garcia

Owner's Name (Printed)

Applicant or Agent's Signature

Kayla De Anda

Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- ☒ Site Address and Legal Description
- ☒ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☒ Date of preparation or revision, as applicable
- ☒ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☒ Vicinity map, north arrow, and scale
- ☒ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☒ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☐ Buildings and Structures – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☐ Streets, Parking, and Drives – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☐ Supplemental Surfaces – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☐ Dumpsters/Air Conditioners/Compactors – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☐ Fences and Screening – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☐ Setbacks and Easements – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☐ Land Use and Zoning – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ For Multifamily Site Plans - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- ☐ This project will comply with [Section 6.301, Landscaping](#).
 - o Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)
- ☐ This project will comply with [Section 6.302, Urban Forestry](#).
- ☐ All signage will conform to [Article 4, Signs](#).
- ☐ All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

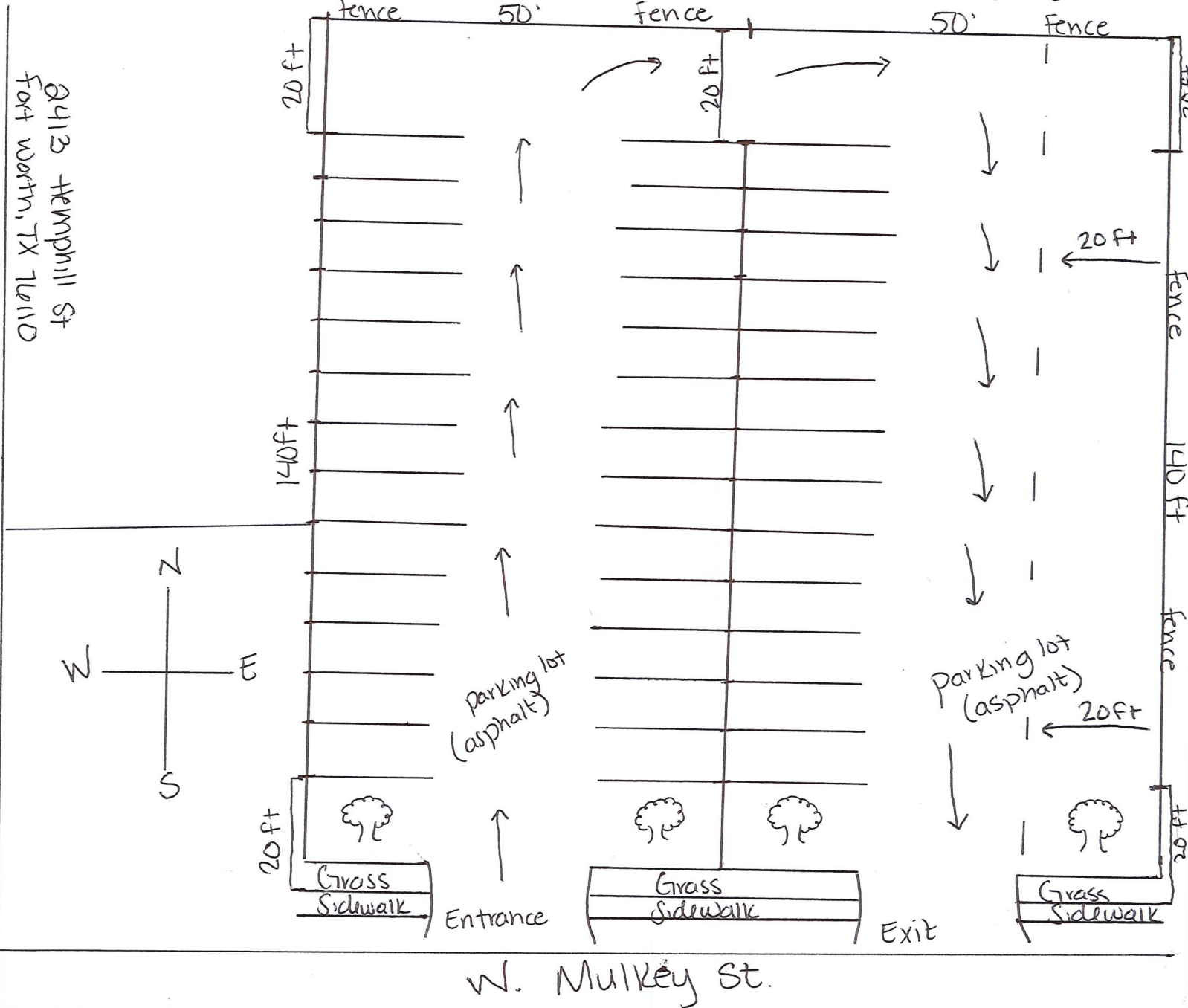
Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

Kayla DeAnda
2113 Ross Ave
Fort Worth, TX 76104
817-789-7470

520 W Mulkey St
Fort Worth, TX, 76110
Hemphill Additional Heights
Block 3
Lot 14

7/23/2025
516 W Mulkey St.
Fort Worth, TX, 76110
Hemphill Additional Heights
Block 3
Lot 13



- This project will comply with
- ☒ Section 6.301 Landscaping
 - ☒ Section 6.302 Urban forestry
 - ☒ Article 4. Signs
 - ☒ Lighting Code
 - ☒ MFD standards and MFD Site Plan

X
Director of Development Services

Date

Total parking Spaces
39

Mulkey Parking Lots
Zoning case #

MAP OF HEMPHILL HEIGHTS ADDITION TO FORT WORTH, TEXAS.

Scale 1 in = 100 ft.



DESCRIPTION.

Part of the J.N. Ellis Survey in Tarrant County, Texas, and beginning at a point in the center of Hemphill Street 927 ft North of the South line of said Survey; Thence East to the West line of the Ft. W. and H.O. R.R. Rwy.; Thence Northwesterly along said line to the South line of Jesseamine Street; Thence Westwesterly along said line to the East line of the G.C. and S.F.R.R. Rwy.; Thence Southwest along said line to the center of Hemphill Street; Thence South to the Beginning.

DEDICATION.

I, Known to men by these presents that we B.A. Rose and wife, D.K. Rose and M.L. Chambers, of the above described property, do hereby adopt the foregoing plan and map for subdividing same, and hereby dedicate the streets and alleys, shown thereon, to the use of the Public.

M.L. Chambers
D.K. Rose

STATE OF TEXAS

I, Before me, A. Arneson, a Notary Public, in and for Tarrant County, Texas, on this day personally appeared M.L. Chambers, and Emma Chambers, wife of M.L. Chambers, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said Emma Chambers, wife of the said M.L. Chambers, having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she the said Emma Chambers, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 8th day of January, A.D. 1904
A. Arneson, Notary Public, Tarrant County, Texas

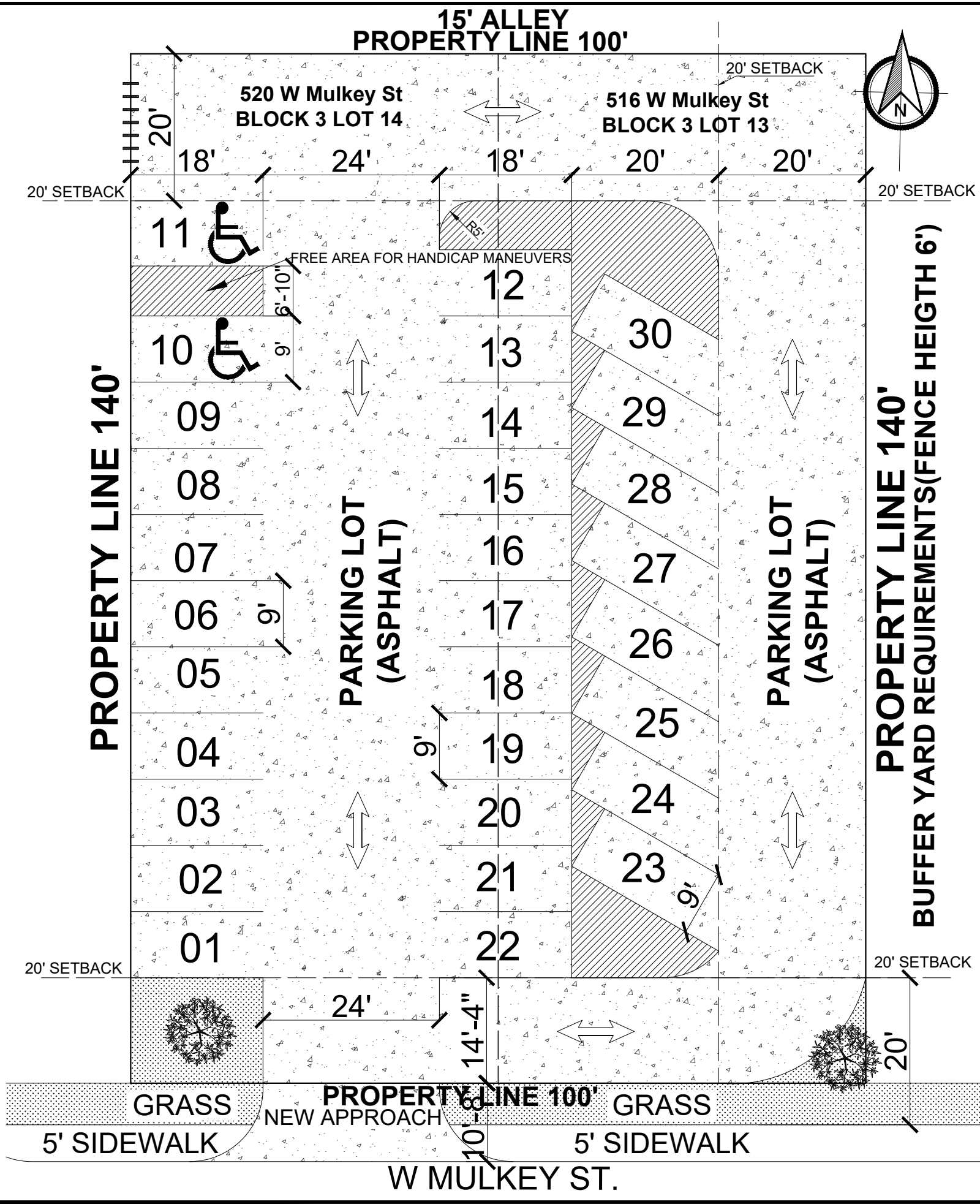
STATE OF TEXAS
COUNTY OF TARRANT
I, Before me A. Arneson, a Notary Public, in and for Tarrant County, Texas, on this day personally appeared B.A. Rose, and D.K. Rose, wife of B.A. Rose, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said D.K. Rose, wife of the said B.A. Rose, having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she the said D.K. Rose, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. GIVEN under my hand and seal of office, this 9th day of January, A.D. 1904.
A. Arneson, Notary Public, Tarrant County, Texas.

FILED AND RECORDED, January 9th, 1904, at 11:20 A.M. RECORDED JANUARY 16th, 1904, at 2:00 P.M.

R.L. ROGERS, County Clerk Tarrant County, Texas.



A CERTIFIED COPY,
ATTEST: 16-27, 20-25
MARY LOUISE NICHOLSON, County Clerk
Tarrant County, Texas
BY: [Signature] Deputy



X
DIRECTOR OF DEVELOPMENT SERVICES

X
DATE

MULKEY PARKING LOTS
ZONING CASE:
ZC-25-139



VICINITY MAP
FOR REFERENCE

PARKING ANALISYS GENERAL	
NAME SITE	520 & 516 MULKEY ST.
PROPOSED USE	PARKING LOT
AREA	14,000 SQ. FT.
RATIO PARKING REQUIERED	ONE PER EMPLEYE
PARKING REQUIERED	28
STANDARD PARKING	26
VAN ACCESIBLE	2
NOMBER OF EXISTING PARKING PROVIDED	30
LEGAL DESCRIPTION	
1520: BLOCK 3 LOT 14 1516: BLOCK 3 LOT 13	

ANALYSIS PARKING
1/16" = 1'-0"

DALLAS, TX. 75208
PLANSANDPERMITSBARRAGAN@YAHOO.COM
469-207-7694

PROJECT NAME:
2419 HEMPHILL
520 & 516W MULKEY ST.
FORT WORTH
TX76110



DATE:
09/08/25
SCALE:
1/16"=1'-0"